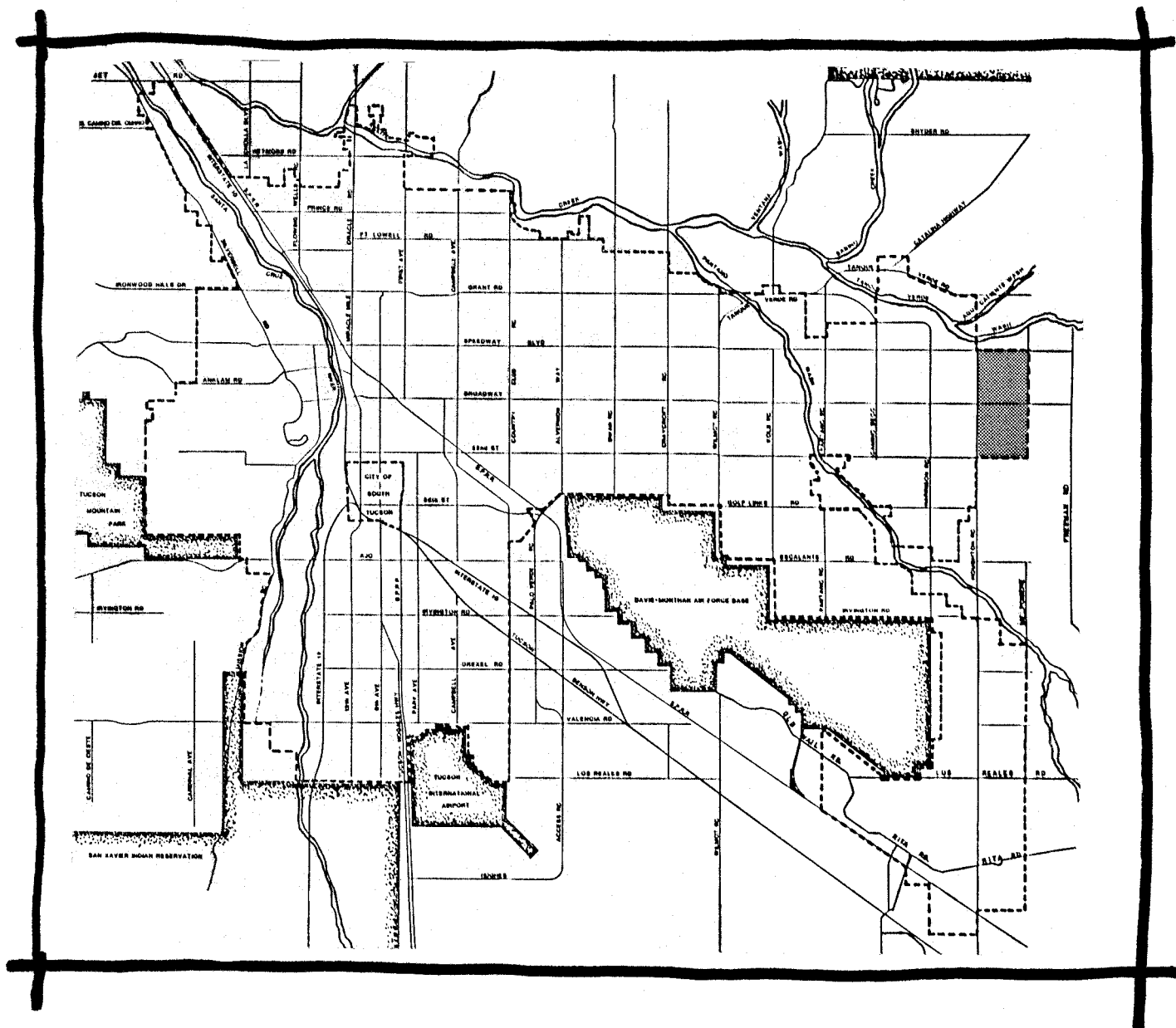


HOUGHTON EAST NEIGHBORHOOD PLAN

**ADOPTED BY THE
MAYOR AND COUNCIL
NOVEMBER 12, 1985
RESOLUTION #13400**

AMENDMENT JANUARY 22, 1990 - RESOLUTION #15017

 **Planning
Department**
City of Tucson, Arizona



HOUGHTON EAST NEIGHBORHOOD

PLAN AREA LOCATION

LEGEND: Houghton East Plan Area 

MAP 1

HOUGHTON EAST NEIGHBORHOOD PLAN

Adopted November 12, 1985, Resolution #13400
October, 1985

Mayor and Council

Lewis C. Murphy, Mayor

Rodolfo C. Bejarano
Brent L. Davis
Charles Ford

Eva Colunga
George Miller
Tom Volgy

Citizens Advisory Planning Committee

William James Fisher, Ph.D., Chair

Joseph Daugherty
Linda Laird
Fred McDermont
Connie Maraschiello
Larry Schloss
Ben Shein

Louis Katz
Lawrence Mann, Ph.D.
Molly McKasson
Don Phillips
Sonia Trejo
Joe Yee

City Manager

Joel D. Valdez

Planning Department

William D. Vasko, Planning Director
John F. Siry, Assistant Planning Director
Camilla Kari, Area Plan Section Head
Roger Howlett, Principal Planner
Mona McGuire De Leon, Planner
Bob Brumbaugh, Engineering Records and Information Supervisor
George Hovey, Graphics
Connie Munguia, Typist

Technical Assistance

Randal W. Jackson, Planning Center
James Nelson, Cella Barr Associations

Houghton East Neighborhood Steering Committee

Guren Stinson, Chairperson
Kathryn Flagg, Vice Chair

Howard Barnes
Joel Britt
Richard Edison
Ruth Fancher
John Giberti
Michael Hender
Bill Heuisler
John H. Hornburg
Edgar McAlister
Kevn Oberg

Roger Putzi
Ron Rhodes
Gene Ruth
Chris Sheafe
Sam Sneller
Chester Spencer
Robert Stubbs
Robert Wackerly
Greg Wexler
Donna Workev

HOUGHTON EAST NEIGHBORHOOD PLAN

FORMAL ACTION

Mayor and Council – November 12, 1985 - Resolution #13400 (Adoption)
January 22, 1990 - Resolution #15017 (Amendment)

Hearings: Mayor and Council - November 12, 1985
January 22, 1990
Citizens Advisory Planning Committee - October 2, 1985
July 5, 1989

For further information regarding this document, please call 791-4505.

Este documento se publica en inglés solamente. Los ciudadanos de habla hispana pueden llamar al Departamento de Planificación Municipal de Tucson para pedir ayuda en la traducción de este documento. Favor de hablar al 791-4505, o pase al Departamento de Planificación Municipal en el tercer piso del ayuntamiento municipal, 255 oeste de la calle Alameda.

HOUGHTON EAST NEIGHBORHOOD PLAN

Table of Contents

| | page |
|----------------------------------|------|
| Introduction | 1 |
| Location | 1 |
| Background | 1 |
| Plan Goals..... | 1 |
| Steering Committee | 2 |
| Definitions | 3 |
| Flood Control and Drainage | 6 |
| Residential | 9 |
| Nonresidential | 15 |
| Transportation..... | 19 |
| Saguaro National Monument | 21 |
| Plan Implementation..... | 23 |

List of Maps

| | |
|-------------------------------------|--------------------|
| 1. Location Map | Inside Front Cover |
| 2. Conceptual Flood Plain Map | 7 |
| 3. Policy Concepts Map | 14 |

List of Illustrations

| | |
|---|----|
| 1. Cluster Development..... | 3 |
| 2. Architectural Compatibility | 10 |
| 3. Development along Major Streets | 11 |
| 4. Residential Density (Policy 4A)..... | 13 |
| 5. Residential Density (Policy 4, A and B)..... | 13 |
| 6. Nonresidential..... | 16 |
| 7. Site Plan | 17 |
| 8. Pedestrian Path System | 20 |

INTRODUCTION

Location

The *Houghton East Neighborhood Plan* provides policy direction for a two-square-mile area bounded by Speedway Boulevard, Tanque Verde Loop/Melpomene Road, 22nd Street and Houghton Road. The Neighborhood is located at the eastern perimeter of the City limits and one mile west of the Rincon Mountain Unit of the Saguaro National Monument. (See Map 1.)

Background

The Houghton East Neighborhood is 56 percent vacant, and 17 percent of large lot, unsubdivided single-family parcels, totaling 73 percent of the area undeveloped or subject to redevelopment. Twenty-one percent of the area is developed with suburban single-family uses, and six percent is streets and roadways. The County 1979 *Rincon Area Plan* called for low-density, one unit per acre, development throughout the neighborhood, with supportive commercial uses at major intersections. Detailed evaluation of topographic conditions suggests that superior site design and clustering of units can be utilized to preserve significant natural open space while allowing a mix of low-density uses.

The Houghton East Neighborhood is bounded on the west by the City's *Pantano East Area Plan*, adopted in 1982. *Houghton East Neighborhood Plan* policies are consistent with the City's 1979 *General Plan**. Other plans which impact the Houghton Neighborhood include the City *Major Streets and Routes Plan*, and the Pima Association of Governments *Regional Transportation Plan*. Both are currently under review and are expected to be updated in 1986.

Additional, more detailed background information regarding existing conditions in the Houghton East Neighborhood is available in the *Houghton East Inventory*.

Plan Goals

The purpose of the *Houghton East Neighborhood Plan* is to guide future development to protect the natural amenities of the area and to enhance existing neighborhoods. The general goals of the *Plan* are:

1. Ensure superior site design in new development which preserves open space, addresses drainage and erosion considerations, and protects existing residential uses.

* *The General Plan* was originally adopted as the "*Comprehensive Plan*" pursuant to the Tucson *Zoning Code* and, subsequently, the Tucson *Land Use Code*. The term "Comprehensive Plan (CP)" was changed to the "General Plan" by Ordinance 9517, which was adopted by Mayor and Council on February 12, 2001. This change in title does not affect the content of the Plan.

Houghton East Neighborhood Plan

2. Develop a compatible mix of suburban and low-density residential uses, with supportive neighborhood services, while protecting the integrity of existing neighborhoods.
3. Integrate new development with the Saguaro National Monument and Monument Buffer by: retaining natural drainageways for wildlife movement; visually enhancing views from the Monument of the valley; and buffering existing rural density development in the Monument Buffer.

Section Goals, Policies, and Implementation Techniques are provided for each major element of the *Plan*.

Steering Committee

Residents and property owners in the Houghton East Neighborhood formed a Steering Committee shortly after City annexation in October 1984, for the purpose of preparing a Neighborhood Plan. The Houghton East Neighborhood Association has also been represented in the plan formulation.

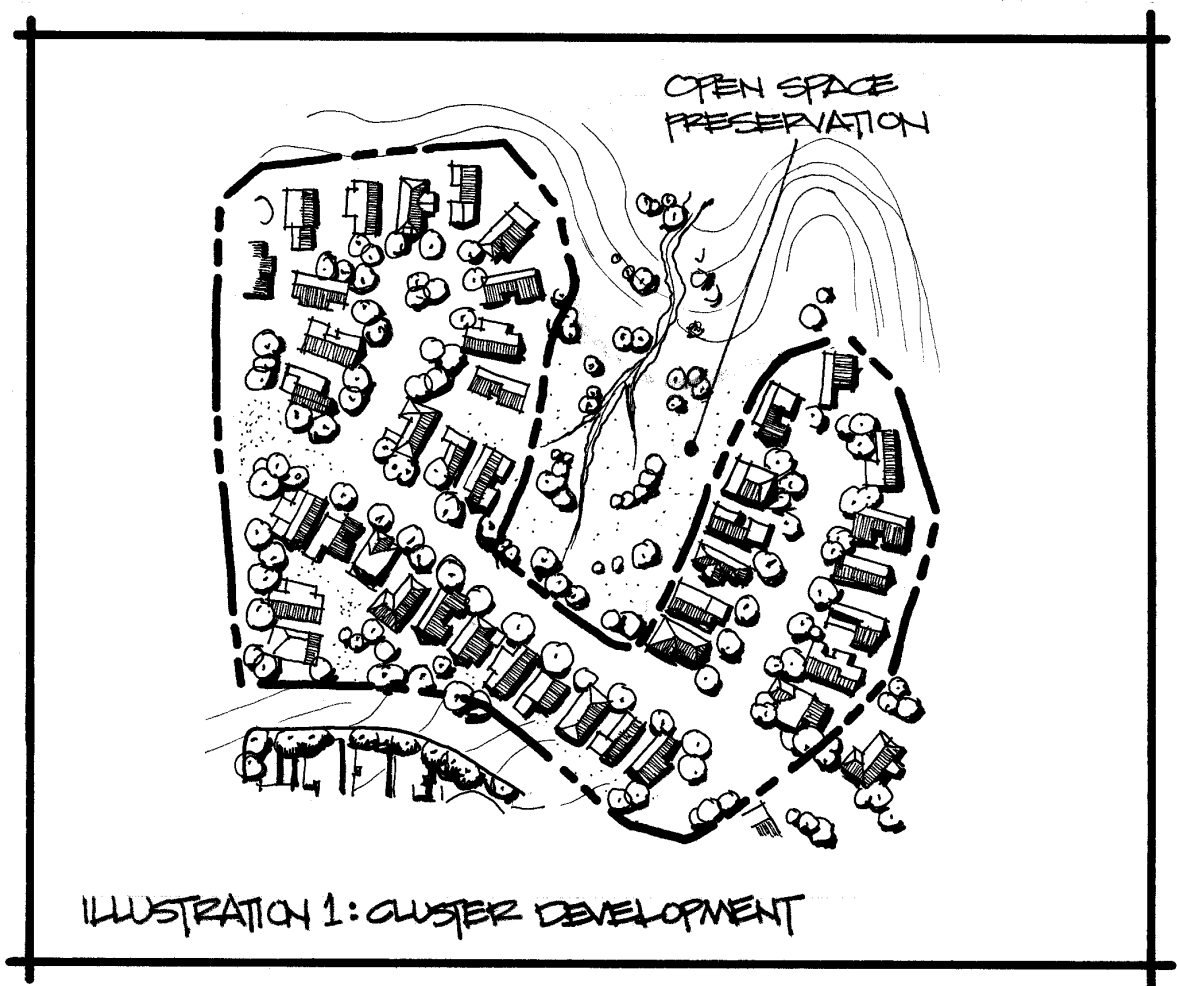
Definitions

Acre: 43,560 square feet

Arterial Streets: Major roadways designated in the *Major Streets and Routes Plan* which connect with other arterials or bridges to provide travel continuity throughout the city.

Buffers: Design elements such as masonry walls, berms, setbacks, landscaping and building height and density transitions, which mitigate the impacts of more intense development on less intensive uses.

Cluster Development: A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, allowing the undeveloped land to be preserved as open space. Total development density may not exceed that which could be constructed under conventional zoning and subdivision regulations. Cluster development may be designed as either single family detached or common wall construction. (See Illustration 1.)



Houghton East Neighborhood Plan

Collector Channel: Improved areas for water conveyance in sheet flow areas and along minor tributary washes (see Conceptual Floodplain Map).

Collector Streets: Roadways designated in the *Major Streets and Routes Plan* which distribute traffic between local and arterial streets.

Community Commercial: Retail and service uses and centers, which typically serve the population within a 3-mile or greater radius.

Consolidated Open Space: An undisturbed area free of structures or other improvements concentrated in areas of sufficient size as to create visual diversity and interest and/or passive recreation opportunities. The open space should be contiguous within the project site and linked with other open space areas surrounding the site to create continuous areas of undisturbed natural vegetation.

Detention Basin: A water catchment area which delays the downstream progress of floodwaters in a controlled manner, generally through the combined use of a temporary storage area and metered outlet device which lengthens the duration of flow and thereby reduces downstream flood peaks.

Gross Residential Density: The average number of residential units per acre calculated for an entire project site.

Homeowners/Property Owner Associations: Individual organizations which have common fee association rights for a subdivision or town office project.

Houghton Neighborhood Association (HNA): An umbrella organization for the residents in the 3.2-square-mile Annexation Area #6 (Houghton East Inventory Area), which is registered with the City's Citizen Participation Office. HNA is not responsible nor liable for common areas such as common open space and detention basins developed as part of a specific project site.

Major Streets: Roadways which are designated collector or arterial streets in the *Major Streets and Routes Plan*.

Natural Landscaping: Establishment of plant types and densities similar to what currently exists on an undisturbed site or to what exists under similar topographic and soil conditions on a disturbed site.

Neighborhood Commercial: Low-intensity commercial uses serving neighborhood retail and service needs.

Neighborhood Development Pattern: A combination of natural features, such as knolls, washes, and significant stands of vegetation, and constructed features, such as development clusters, street patterns, and development buffers, which are integrated to create a sense of place.

Neighborhood Services: Public, semi-public, and commercial services which meet neighborhood needs, such as schools, churches, banks, and grocery stores.

Net Residential Density: The average number of residential units per acre for a project site, excluding consolidated open space.

RAC: Abbreviation for residences per acre.

Residential Density:

- Rural - up to .25 residences per acre, or one house per four acres
- Suburban - .26 up to 1 residence per acre
- Low - 1 to 6 residences per acre

Nonresidential Uses: Includes retail, office or other commercial uses, as well as public and semi-public uses.

Saguaro National Monument, Rincon Mountain Unit: The Rincon Mountain Unit of the Saguaro National Monument, composed of 58,100 acres of legislated wilderness area and 4,400 acres of non-wilderness. The Saguaro National Monument is administered by the United States Department of the Interior, National Park Service.

Saguaro National Monument Buffer: A one mile buffer which allows up to .25 residences per acre surrounding the Rincon Mountain Unit of the Saguaro National Monument, as provided for in the County *Rincon Area Plan*.

Spine Channel: Major tributary washes (see Conceptual Floodplain Map).

Superior Design: A site development approach which is sensitive to the natural terrain and features of a project site and which is compatible with or enhances surrounding uses.

FLOOD CONTROL AND DRAINAGE

The Houghton East Neighborhood is characterized by sheet flow flooding and a system of braided, shallow washes flowing from the southeast to the northwest direction. The washes diffuse as they approach Speedway Boulevard, just south of where large land areas are inundated by storm runoff. Since the soil is lacking cohesive elements, heavy runoff creates severe erosion during storms. Construction activity often worsens erosion conditions by removing vegetation and thus exposing additional soil surface.

Major and minor washes in the Neighborhood have been identified (see Map 2). Major washes (or "spine" washes) present opportunities to retain drainageways in a natural state to create large linear areas of open space. The protection of life and property along the minor tributary washes and in sheet flow areas (through bank stabilization, channelization or other means) will be a key concern in new development. The Flood Control policies of this plan will be reviewed for possible update if more detailed information is available through a Basin Management Study in the future.

The drainage conditions in the Houghton East Neighborhood create opportunities for innovative site design and open space preservation. Emphasizing the natural features of the neighborhood through open space preservation will be an important consideration in designing flood control/floodplain management measures which address flooding and erosion conditions.

Goal

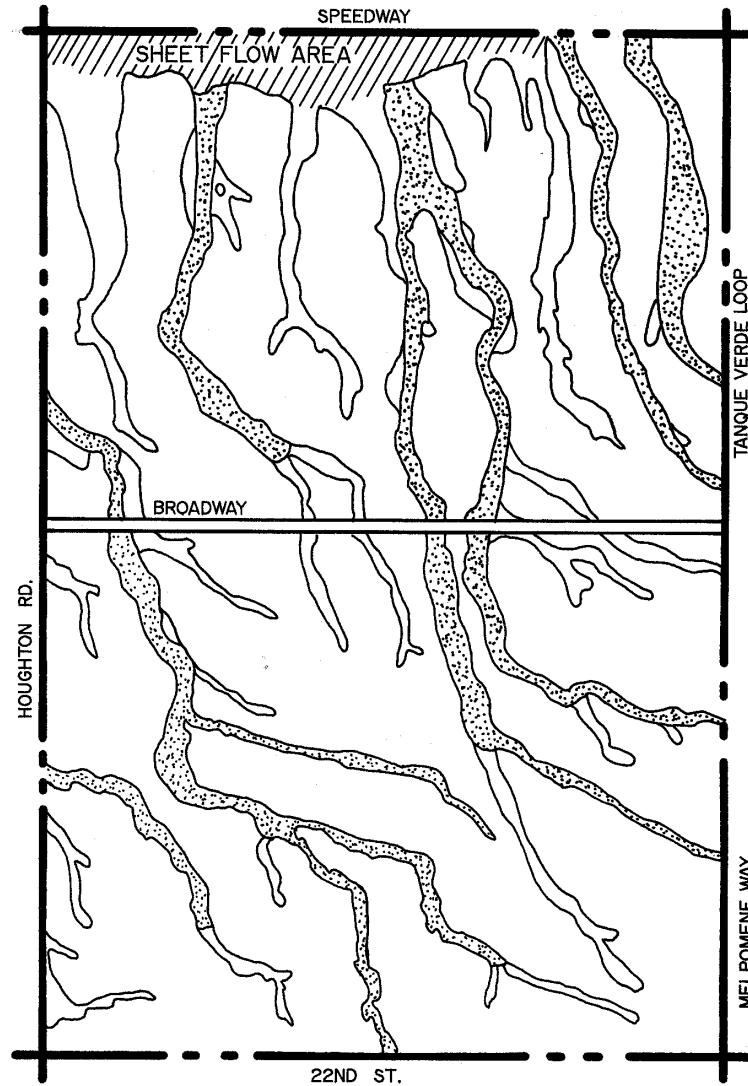
Encourage a comprehensive approach to floodplain management and erosion control in the Houghton East Neighborhood which addresses both upstream and downstream conditions.

Policies

1. Ensure that flood control and floodplain management methods in the Houghton East Neighborhood are compatible with the natural and built environment. (See also Saguaro National Monument Policy 2, Implementation Techniques B and F.)

Implementation Techniques

- A. Require developers to submit a hydrology/hydraulic study of drainage conditions and design of proposed improvements, considering both upstream and downstream conditions, as established in the Floodplain Regulations.
- B. Prohibit channelization, detention/retention basins, and other improvements in designated spine channels (see Map 2).
- C. Allow local street dip crossings of "spine" channels if all-weather access can be provided via a convenient, commonly traveled route.



HOUGHTON EAST NEIGHBORHOOD PLAN CONCEPTUAL FLOODPLAIN MAP

LEGEND

- NEIGHBORHOOD BOUNDARY
- ~~~~ 100 YEAR FLOODPRONE AREAS
- SPINE WASHES: TO REMAIN NATURAL
- //// SHEET FLOW AREA

MAP 2

I-89

- D. Require the use of approved naturally appearing materials (such as soil cement and gabion basket) in channel improvements.
 - E. Review and update Flood Control and Drainage policies if and when a Basin Management Plan is completed for the Houghton East Area.
2. Require detention/retention to control downstream flood peaks and erosion.
- A. Design detention/retention facilities in a manner such that flood peaks resulting from development will be less than or equal to flood peaks generated from the 2-year, 10-year, and 100-year storm events.
 - B. Revegetate detention/retention areas except where revegetation would interfere with capacity requirements or routine maintenance of the basin. The portions of the basin which have been revegetated may qualify for incorporation as part of the consolidated open space for the site. (See Residential Policy 4.)
 - C. Require the property owner or homeowner's associations in newly developed areas to maintain detention/retention basins and to remove sediment build-up as needed. (Note: The Floodplain Engineering Division may require large basins which require mechanized sediment removal to be maintained by the City.)
3. In sheet flooding areas, allow flow collection and conveyance in collector channels if the following conditions are met:
- A. The alignment of collector channels does not impose undue hardship on future adjacent development, or on development upstream and downstream.
 - B. Collector channels are designed to address capacity and stability, as well as compatibility (through the use of naturally appearing materials, revegetation, or other means) with the existing and natural environment.
 - C. Collector channels discharge into an on-site detention/retention facility or to another collector channel which delivers flow directly to the Tanque Verde Wash, north of Speedway Boulevard, without affecting the riparian habitat of the area. All collector channels must conform to an approved basin management plan or the Floodplain Ordinance.

RESIDENTIAL

Single-family homes constitute the primary developed land use in the Houghton East Neighborhood. Twenty-one percent of the area is developed in single-family subdivisions and 17 percent of the area is unsubdivided, large-lot, single-family uses.

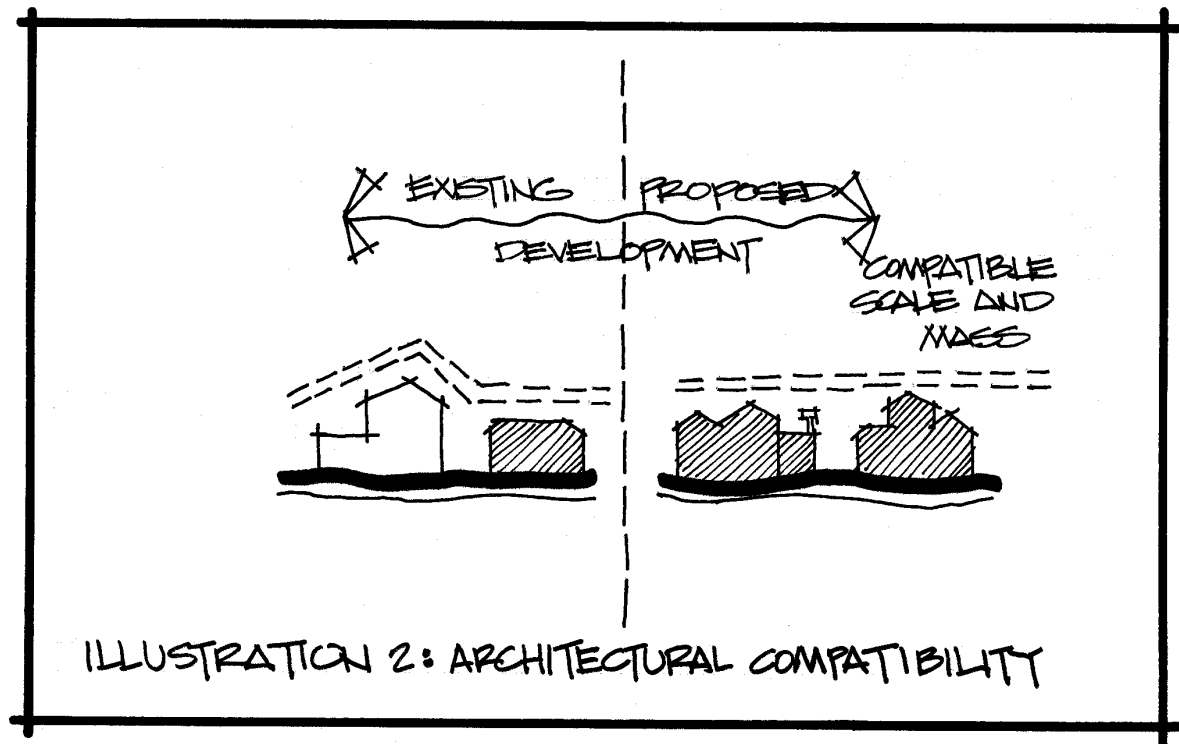
Low residential densities in the neighborhood serve as a transition area between Houghton Road on the west, a regional transportation corridor, and the Saguaro National Monument on the east, containing 58,100 acres of legislated wilderness area. The environmental features of the area, including slopes, washes, and sheet flow flooding, present opportunities for creative site design in new residential development. Related Implementation Techniques are specified under Transportation Policies 2 and 3.

Goal

Preserve the integrity of existing uses within the neighborhood while encouraging new residential development which is sensitive to the natural environment.

Policies

1. Ensure the compatibility of new development with the surrounding uses.
 - A. Provide a transition area adjacent to existing residential areas, where the first tier of new development is limited to similar densities.
 - B. Require the first tier of all new residential units adjacent to existing residential development to be limited to 20 feet in height.
 - C. Design new developments to be architecturally compatible in scale and mass with the neighborhood, through the use of naturally appearing materials and colors predominant in the surrounding landscape, such as desert and earth tones. (See Illustration 2.)
 - D. Require any residential development plan calling for building height in excess of 20 feet to show a variety of rooflines.



2. Ensure the compatibility of new development with the natural environment.
 - A. Limit new residential uses to low densities, in order to minimize the impact of land development on the environment of the Rincon Mountain Unit of the Saguaro National Monument.
 - B. Transition building heights from 20 feet development along major streets, in order to maintain a sense of open space. (See Illustration 3.)
 - C. Establish natural landscaping along exterior edges of new development.
 - D. Encourage the orientation of new residential uses to take advantage of solar energy and to integrate solar panes, when utilized, into the design of the home.
 - E. Cluster land uses in patterns which reflect and preserve the natural topography by the placement of units on land suitable for development.
 - F. Require new development proposals to demonstrate sensitivity to the natural drainage and topography by integrating building siting and height into the natural terrain, through hillside adaptive foundations, minimal grading, or other means.



3. Ensure adequate and healthful public sanitary sewage conveyance facilities for residential uses in the plan area.
 - A. Require all residential development of densities greater than one RAC to connect to the public sanitary sewage system.
 - B. Require developer financed design and construction of any necessary sanitary sewage conveyance system improvements (off-site and on-site) within and downstream of the *Plan Area*, in accordance with Pima County Wastewater Management Department policies and procedures.
4. Promote residential development which is consistent with environmental constraints through superior site design.
 - A. Achieve density increases where proposed development preserves natural drainageways and provides consolidated undisturbed open space. In order to achieve density increases consolidated open space must be preserved in accordance with the following ratios:

**Total Net
Density**

**Consolidated
Open Space**

2.5 RAC

30 percent of project site

3.5 RAC

35 percent of project site

4.5 RAC

40 percent of project site

(See Illustration 4.)

(See also Floor Control and Drainage Policy 2 B.)

- B. Allow developers to achieve net density increases up to 2.5 RAC when development proposals meet the following criteria: (see Illustration 5)
- i. Allow a .5 RAC increase in density for revegetation of native landscaping for a depth of 20 feet adjacent to improved drainage courses which cannot be retained in a natural state.
 - ii. Allow a .5 RAC increase in density for the provision of a 20-foot setback behind the future right-of-way line of major streets, which is landscaped with a variety of plants natural to the area.
 - iii. Allow a .5 RAC increase in density for the use of custom, built-up or other hillside adaptive foundations which do not require total grading of sites and are constructed to fit the natural conformation of the land.
 - iv. Allow a .5 RAC increase in density for the provision of pedestrian paths and jogging trails in open space areas which link with schools, park sites, or with other trails (see Illustration 5).
 - v. Allow a 1 RAC increase in density when a 200-foot undisturbed transition area is maintained between the majority of existing structures and new development (see Illustration 5).
 - vi. Allow a .5 RAC increase in density when a 300-foot building separation is provided between existing structures in the rural density Monument Buffer and new residential units (see Map 3).

HOUGHTON EAST

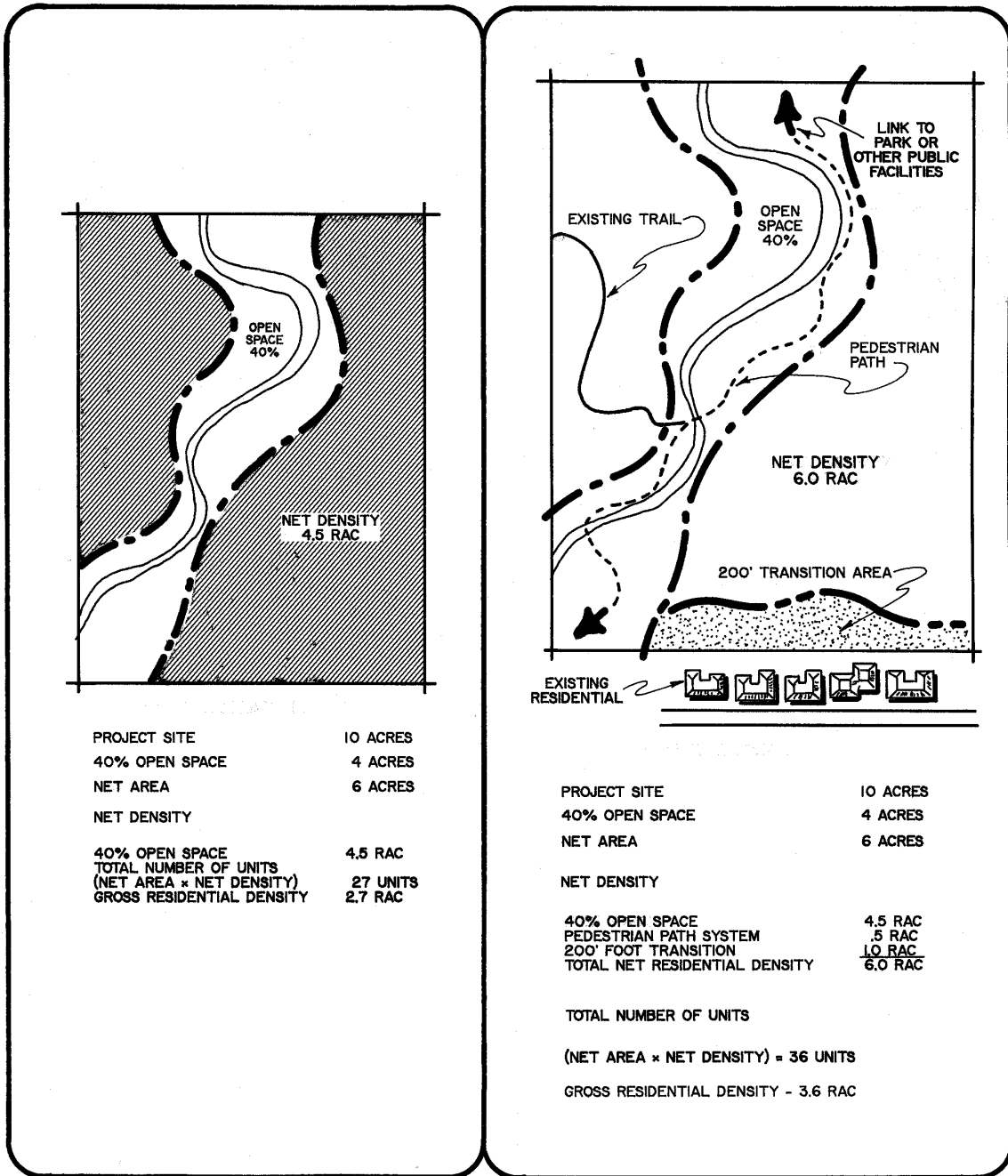
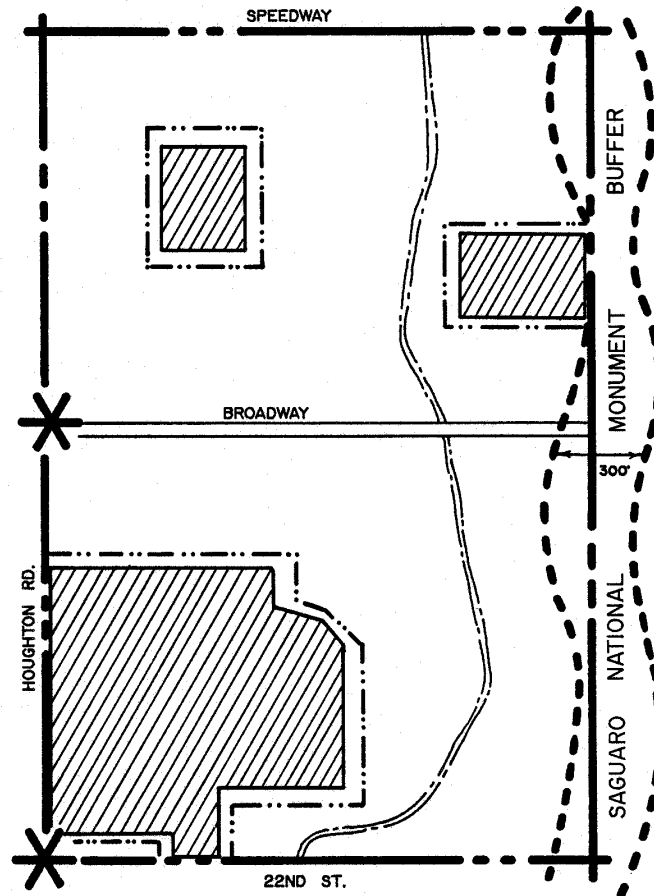


ILLUSTRATION 4

ILLUSTRATION 5



HOUGHTON EAST NEIGHBORHOOD PLAN POLICY CONCEPTS MAP*

LEGEND

- NEIGHBORHOOD BOUNDARY
- EXISTING RESIDENTIAL UNITS
- TRANSITION AREA (RESIDENTIAL POLICIES 1&4)
- DEVELOPMENT OPPORTUNITY AREA:
GROSS DENSITY UP TO 4.2 RAC
IF MEET RESIDENTIAL POLICY 4.
- ✱ NON-RESIDENTIAL USES
- PROPOSED COLLECTOR STREET CONCEPT
- 300' BUILDING SEPARATION: (RESIDENTIAL
POLICY 4 & VI)

* NOTE: FOR SPINE WASH CONSIDERATIONS SEE
CONCEPTUAL FLOODPLAIN MAP.

MAP 3

I-89

NONRESIDENTIAL DEVELOPMENT

Nonresidential development includes commercial development such as retail, service and office uses which meet the needs of surrounding residents and public or semi-public uses such as schools and churches. Although there are no nonresidential uses currently in the Houghton East Neighborhood, there is neighborhood commercial zoning consistent with the *Rincon Area Plan* at the southeast corner of Houghton Road and Broadway Boulevard. Commercial and community service uses may be appropriate at major intersections of Houghton Road.

Goal

Encourage a well designed, nonresidential development to serve neighborhood needs.

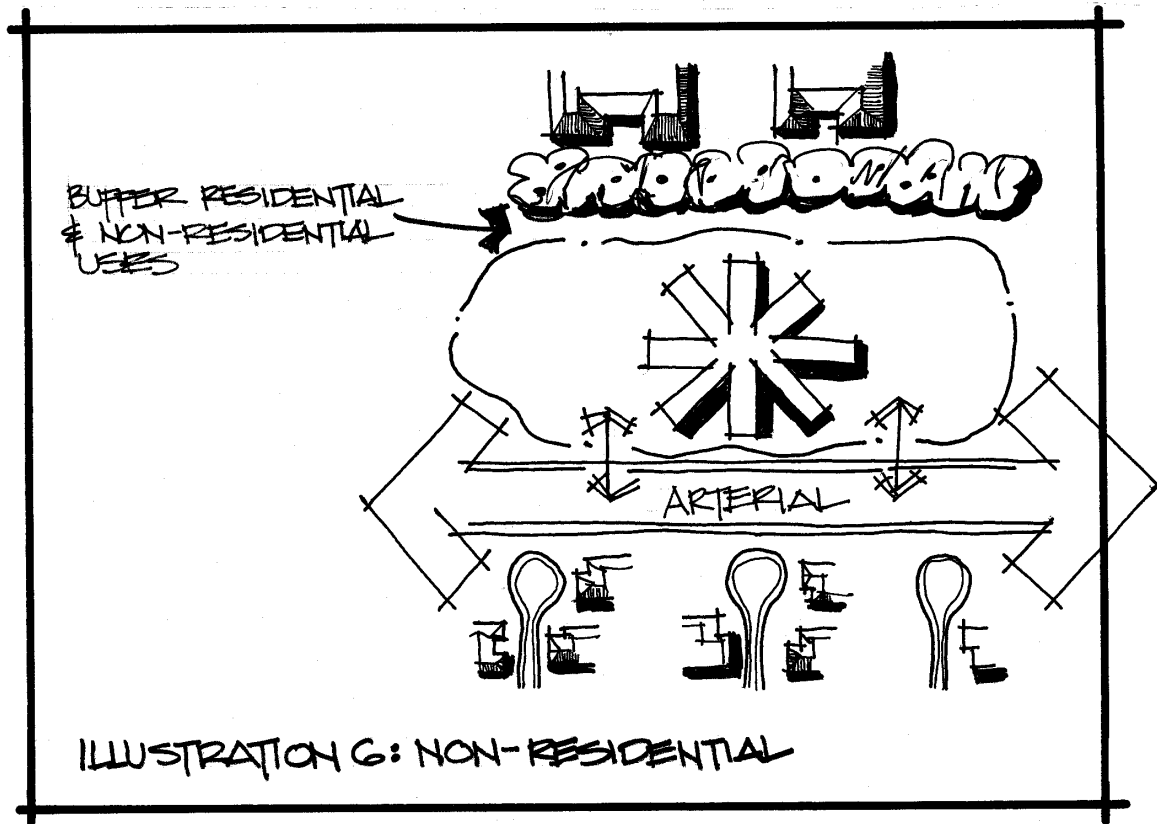
Policies

1. Develop a variety of retail, service and office uses at appropriate locations.

Implementation Techniques

- A. Locate nonresidential uses only at the intersections of Houghton Road with Broadway and 22nd Street.
 - B. Require nonresidential uses to provide access exclusively onto arterial streets. (See Illustration 6.)
2. Require new nonresidential development to be compatible with adjacent uses.
 - A. Require security and parking lot lighting to be shielded and directed away from adjacent residential uses, in accordance with zoning regulations.
 - B. Require new nonresidential development to implement a landscape plan with a mixture of plant sizes, including mature trees, understory shrubs and ground cover.
 - C. Require new nonresidential development to employ design elements such as masonry walls, earth berms and sufficient landscaping to buffer adjacent uses.
 - D. Restrict nonresidential uses to 20 feet in height except at the intersection of Houghton Road and Broadway Boulevard on the northeast corner (see Nonresidential Policy 2.E.).

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)



- E. Allow nonresidential building heights to 28 feet within “Area A” (see Site Plan Illustration 7) when a minimum of 60 percent of the combined frontage along Houghton Road and Broadway Boulevard is maintained as a view corridor and is not used for building purposes. Building exposures will be measured to the closest road frontage to calculate the view corridor percentage. Allow nonresidential building heights of up to 35 feet on the remaining area (see Site Plan Illustration 7), when it can be demonstrated that the impacts from an increase in height on view corridors and viewsheds can be mitigated through the utilization of existing site features, such as site size and configuration, slope, and the location of Coronado Ridge Wash, and project design features, such as greater building setbacks and spacing, height transitions from major streets, varied roof lines, and landscaping.

(January 22, 1990, Resolution #15017, HENP, Nonresidential Policy 2)

3. Ensure adequate and healthful public sanitary sewage conveyance facilities for nonresidential uses in the plan area.
 - A. Require all nonresidential development to connect to the public sanitary sewage system.
 - B. Require compliance with Industrial Waste Control ordinances and policies.

HOUGHTON EAST

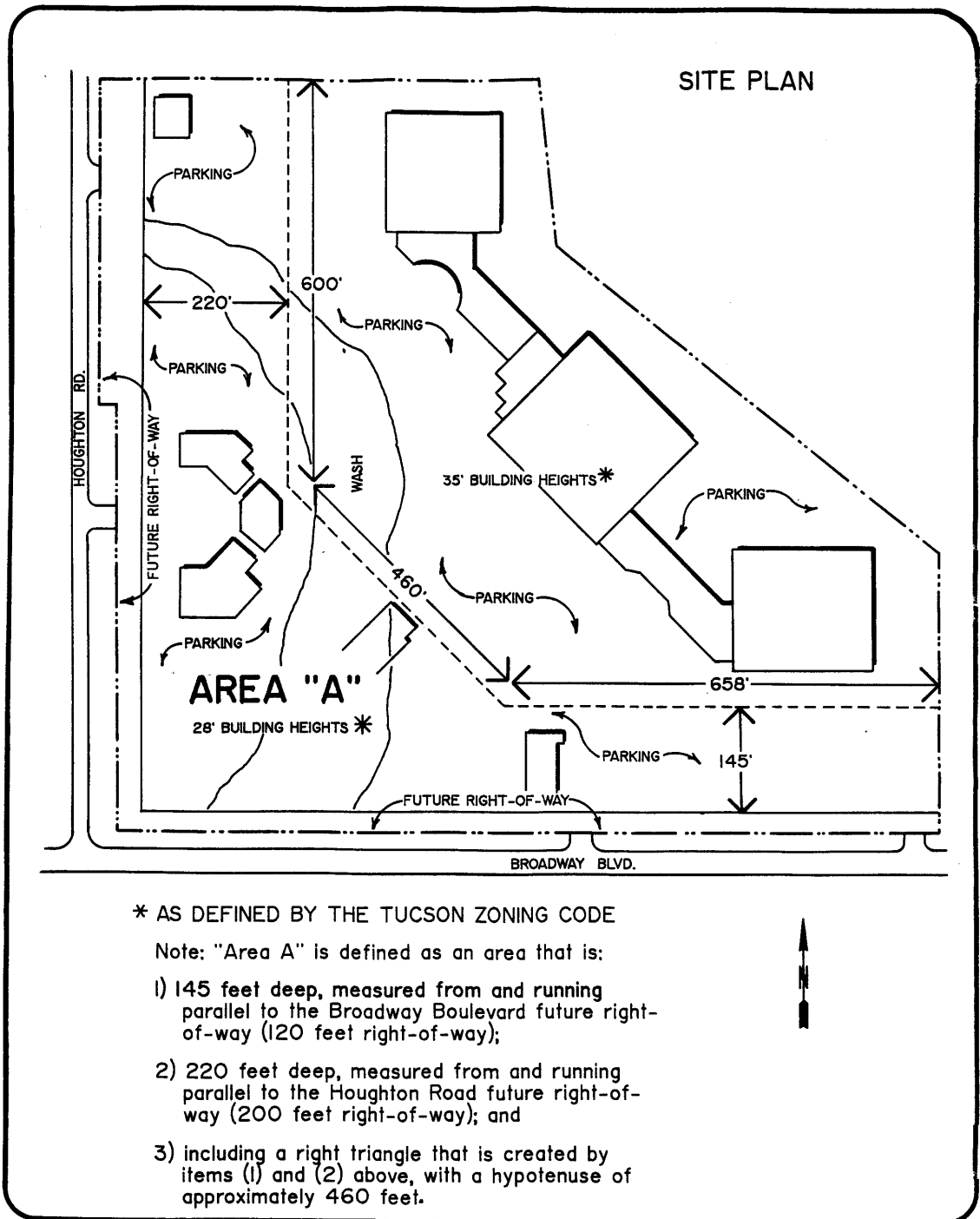


ILLUSTRATION 7

Amended I-22-90 Resolution #15017

7-91

- C. Require Industrial Waste Control permitting prior to connection to the Public Sanitary Sewerage System.
- 4. Develop new nonresidential uses in a manner which is sensitive to natural terrain.
 - A. Require new development proposals to demonstrate sensitivity to the natural drainage and topography, by integrating the site design with the natural terrain.
 - B. Encourage low intensity uses to retain 15 percent of the site as consolidated open space.
 - C. Require neighborhood commercial or office uses to retain 20 percent of the site as consolidated open space.
 - D. Require community commercial uses to retain 25 percent of the site as consolidated open space.

TRANSPORTATION

Houghton Road is a major north-south route which will become a key regional southeast-northwest transportation link in the future. Currently a two-lane arterial with a 120-foot right-of-way, Houghton Road is expected to be a six-lane divided arterial in the future. Pima County has designated a future right-of-way of 200 feet for the portions of Houghton Road in County jurisdiction. This increase in right-of-way width would leave a buffer of natural vegetation along either side of the roadway, while allowing a more sensitive response to topographic conditions in roadway design. The current *Major Streets and Routes Plan* Update may designate Houghton Road a Gateway Route and increase the future right-of-way to 200 feet.

Traffic projections indicate that Speedway Boulevard may be widened from two to four lanes in the future, 22nd Street be widened to three lanes, and Broadway Boulevard in this area may remain at two travel lanes. Melpomene/Tanque Verde Loop currently has a future right-of-way of 90 feet. There are no current plans to pave or widen Melpomene/Tanque Verde Loop.

Goal

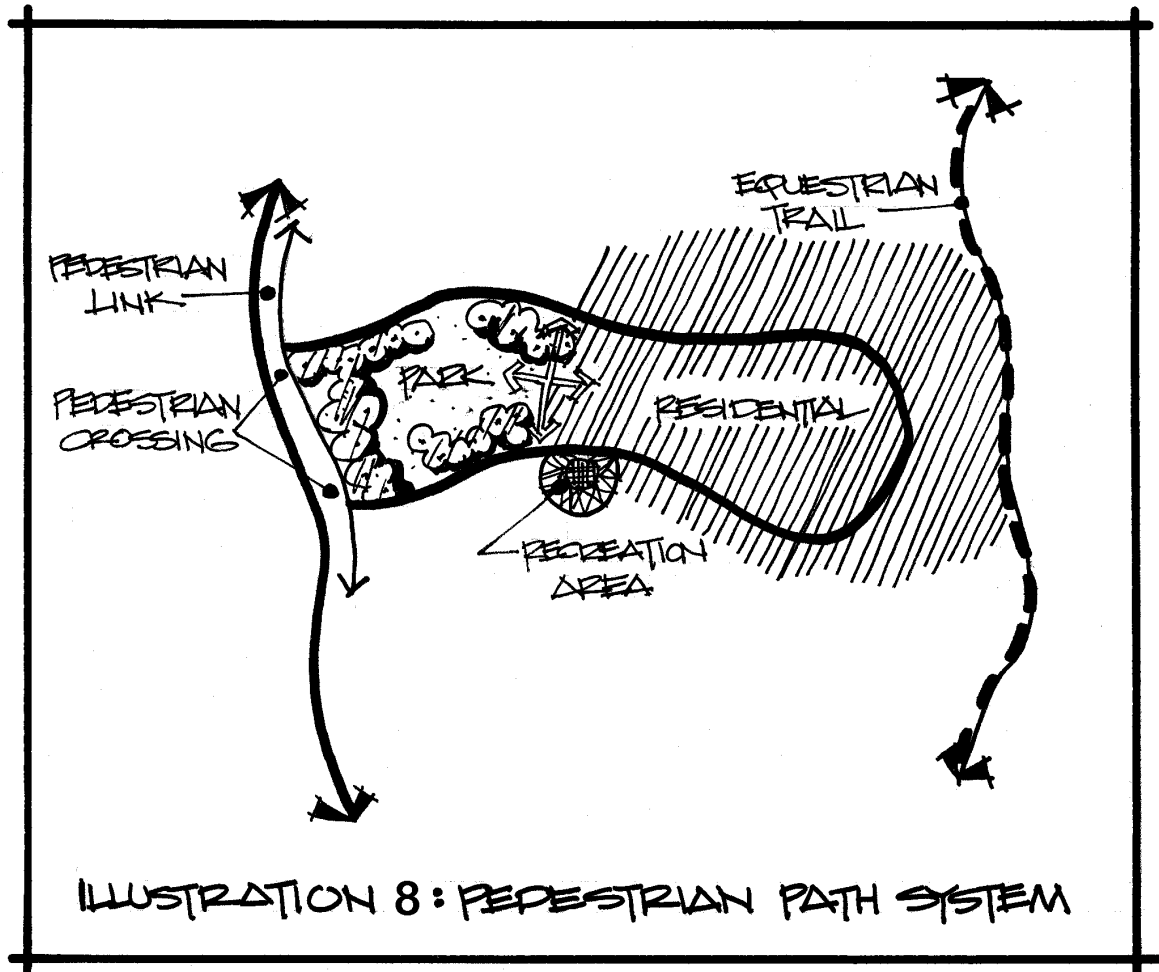
Coordinate existing and future land use policies with existing and proposed transportation improvements

Policies

1. Preserve the integrity of existing subdivisions.

Implementation Techniques

- A. Prohibit access to washes by mechanized vehicles, such as motorcycles and all terrain vehicles.
 - B. Inform developers of the procedure available to appeal the application of development standards (regarding street lights, sidewalks, and curbs on local streets), where appropriate.
2. Provide pedestrian circulation in the neighborhood.
 - A. Designate a common trail system along the new collector road including walking paths adjacent to the roadway and bike lanes in the street or on a separate path.
 - B. Provide a continuous pedestrian path system throughout the neighborhood which connects to proposed school and park sites. (See Illustration 8.)



3. Review *Major Streets and Routes Plan* street classifications and policies.
 - A. Downgrade Melpomene Way between Broadway and 22nd Street to a local street on the *Major Streets and Routes Plan*.
 - B. De-emphasize Tanque Verde Loop Road as a collector roadway between Broadway and Speedway Boulevard.
 - C. Classify Houghton Road as a Gateway Route in the *Major Streets and Routes Plan*, and require development in conformance with Gateway Route policies of the *Major Streets and Routes Plan* until the ordinance takes effect.
 - D. Consider an increase in right-of-way along Houghton Road to 200 feet in the *Major Streets and Routes Update*.
 - E. Designate a collector road alignment to internalize access for future residential developments (see also Residential Policies).

SAGUARO NATIONAL MONUMENT

The Houghton East Neighborhood is located in close proximity to the Rincon Mountain Unit of the Saguaro National Monument. The neighborhood is in the geographic position of providing a transition from a major roadway on the west (Houghton Road) to the Saguaro National Monument rural density buffer on the east. Sensitivity to the National Monument wildlife and visitor experience will be a key consideration in all new development.

Goal

Promote development in the Houghton East Neighborhood which is sensitive to the Rincon Mountain Unit of the Saguaro National Monument and the one-mile buffer adjacent to the Monument.

Policies

1. Preserve the quality of the visitor experience within the Monument, particularly views of the Tucson Valley.

Implementation Techniques

- A. Reaffirm the *Rincon Area Plan* recommendation to maintain a rural density one-mile buffer adjacent to the Saguaro National Monument.
 - B. Require new utility lines to be placed underground, when feasible, and encourage developers to contribute the cost differentials necessary for placing the lines underground.
 - C. Consider linking trails within the neighborhood to those leading to the National Monument.
 - D. Limit building height for the first tier of residential units adjacent to the Monument Buffer to a maximum of 20 feet.
2. Protect monument wildlife from negative impacts of development.
 - A. Post warning signs for motorists along roadways where wildlife typically cross travel lanes.
 - B. Encourage the maintenance of drainageways in a natural state to allow wildlife movement outside the Monument boundaries.
 - C. Enjoin residents to comply with the “leash law” by keeping dogs on-site or on a leash.
 - D. Encourage residents to keep other domestic pets on site.

Houghton East Neighborhood Plan

- E. Require revegetation after roadway and public improvement construction with natural landscaping which will enhance the natural habitat of wildlife.
- F. Consider the use of drainage improvement designs under roadways which are sufficiently large to allow movement of small wildlife.

PLAN IMPLEMENTATION

The implementation of adopted plan policies occurs over time as development is proposed in the neighborhood. The City staff reviews rezoning requests as they are submitted for compliance with broad plan policies. Rezoning applications are required to include full documentation of plan compliance, as specified in the Implementation Policies. In particular, all drawings and calculations regarding density and floodplain determination must be provided upon the initiation of a rezoning case. Full documentation of compliance is designed to identify potential problems early in the development process to ensure sufficient time for resolution.

Conditional rezoning approval by the Mayor and Council is the primary means of requiring compliance with more specific Neighborhood and Area Plan policies. The Mayor and Council may attach specific conditions to those rezoning requests which are approved, including the implementation of specific neighborhood plan policies. The Community Design Review Committee (CDRC) is an inter-department/inter-agency body which reviews all subdivision plats and rezoning development plans in the City. In addition to reviewing development plans for consistency with Development Standards, CDRC review ensures that adopted plan policies regarding site design are followed.

Neighborhood participation in the implementation process is coordinated through the Citizen Participation Office of the City of Tucson. The Citizen Participation Office registers Neighborhood Associations and maintains files regarding the current officers or representatives of the associations. It is the responsibility of the association to maintain up-to-date records with Citizen Participation.

Goal

Promote implementation of *Plan* Goals, Section Goals, Policies and Implementation Techniques.

Policies

1. Provide opportunities for citizen input in the plan implementation process.

Implementation Techniques

- A. Require the Houghton Neighborhood Association to continue maintaining up-to-date records of members and representatives with the City Citizen Participation Office.
- B. Require the City of Tucson to notify the designated representative of the Houghton Neighborhood Association of rezoning requests and CDRC applications.
- C. Require builders and developments to notify the designated representative of the Houghton Neighborhood Association and affected property owners of rezoning requests and CDRC applications.

- D. Require builders and develops to offer to meet with neighbors regarding rezoning requests and CDRC applications prior to scheduled rezoning public hearings an CDRC meetings.
 - E. Require builders and developers to submit a summary of their neighborhood participation efforts to the Planning Department.
2. Provide for the public improvements necessary to implement the *Plan*.
- A. Review roadway and drainage improvement needs in the Houghton East Neighborhood during City and County update of the Capital Improvement Programs.
 - B. Design new park sites to enhance preserved open space and link with the trails system in the neighborhood (see also Residential Policy 4 B iv).
3. Ensure compliance with plan density and design standards by requiring builders and developers to submit sufficient documentation of plan compliance such as:
- A. Site Survey of Existing Vegetation
 - B. Topographic/Contour Drawings
 - C. Detailed Site Plans
 - D. Contiguous Undisturbed Open Space Calculations
 - E. Hydrology/Hydraulic Studies
 - F. Aerial and/or Ground Photographs of Site and Environs
 - G. Site Drawing Locating Surrounding Residences
 - H. Elevation Drawings
 - I. Grading Plan(s)
 - J. Landscape Plan(s)